

Monday, November 02, 2015

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: Glenn Marshall, Leslie Terry and Chairperson Ellen Carroll

ABSENT: Aeron Arlin-Genet

Chairperson Ellen Carroll opens meeting.

PUBLIC COMMENT PERIOD

- Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

- September 14, 2015 SRB DRAFT Minutes

Consent item 1 is approved with the revision to the September Minutes, via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

- October 5, 2015 SRB DRAFT Minutes

Consent item 3 is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			

Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

4. A request for a **1st and final time extension** by **BUTTONWOOD PROPERTIES, LLC.** for a Lot Line Adjustment (COAL 13-0074) to adjust the lot lines between two parcels of 3.0 and 10.1 acres each, resulting in two parcels of 3.6 and 9.5 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Commercial Service land use category and is located at 675 Buckley Road, approximately 0.25 mile from the Buckley Road/Highway 227 intersection, approximately 0.5 miles south of the City of San Luis Obispo. The site is in the San Luis Obispo urban subarea of the San Luis Obispo planning area.

County File Number: SUB2013-00019

Supervisorial District: 3

Project Manager: Stephanie Fuhs

APN(s): 076-062-045 and -034

Date Accepted: N/A

Recommendation: Approval

Rudy Bachman, states he actually wants to speak on item number 5 – Portwood.

Consent item 4 is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

HEARINGS

5. Hearing to consider a request by the **PHILLIP PORTWOOD FAMILY TRUST** for a Tentative Parcel Map (CO13-0092) and Development Plan/ Coastal Development Permit to create two airspace condominium units and to allow a mixed-use building to include one 4,841 square foot commercial condominium unit/use at street level and one 4,105 square foot residential condominium unit/use on the second floor with 1,358 square feet of deck space. Development will also include a 1,973 square foot rooftop deck and 4,573 square foot basement (below ground level) for parking and storage for the sole use of the residence. The project will result in disturbance of the entire 6,000 square foot lot. The site is within the Commercial Retail land use category and is located on Front Street approximately 155 feet southeast from the intersection of Front Street and San Miguel Street in the community of Avila Beach. The site is in the San Luis Bay Coastal Planning Area.

County File Number: SUB2013-00038

Supervisorial District: 3

Project Manager: Megan Martin

Assessor's Parcel Number: 076-218-013

Date Accepted: August 25, 2014

Recommendation: Approval

Megan Martin, Project Manager: presents staff report via power point. Discusses letter received from neighbors.

Leslie Terry: questions if any of the County codes speak to massing or define massing with Megan Martin responding.

Glenn Marshall: questions what the setbacks are with Megan Martin responding.

Tim Rhonda, Applicant's Architect: responds to neighbor's comments and discusses the proposed property.

Ellen Carroll: requests clarification on the disposal of trash.

Glenn Marshall: questions if there is an elevator and the roof deck safety with Mr. Rhonda responding.

Rudy Bachmann, neighbor: states concerns with proposed project.

Glenn Marshall: questions if Mr. Bachman was at the AVAC meeting with Rudy Bachman responding.

Lynn Bretz, neighbor: supports the proposed project although states concern with the trash receptacles.

Glenn Marshall: questions Mr. Bretz about the trash issues.

Cristi Fry, Civil Engineer: discusses the proposed project including trash, utilities and drainage.

Glenn Marshall: questions the drainage on the proposed property with Ms. Fry responding.

Tim Rhonda, agent: discusses roof decks in Avila.

Ellen Carroll: requests clarification on what could be done to the westerly wall with Mr. Rhonda responding.

Glenn Marshall: questions if the residential unit could be a vacation rental with Megan Martin responding.

Ellen Carroll: question staff if they have any suggested wording regarding the westerly wall.

Ryan Hostetter, County Staff: offers options of new condition language for planters and mural. Revising Condition 2 adding, New Condition 2a and New Condition 2b; read new conditions into record.

Glenn Marshall: requests clarification on the mural design with Ryan Hostetter responding.

Leslie Terry: questions if the stock conditions were included in this application with Megan Martin responding.

Tim Rhonda, Agent: agrees with suggested condition changes.

Megan Martin, Project Manager: states added the stock conditions for Subdivisions using community water and community sewer to Attachment 4, Exhibit D, and Conditions 1-21.

Glenn Marshall: questions the revision to the mural condition with Ryan Hostetter responding suggesting revised language to New Condition 2b.

Tim Rhonda, Agent: states is fine with the mural condition revision and that it will likely be a mural.

The Subdivision Review Board notes the General Rule Exemption (ED13-091) was issued on September 30, 2015 and approves Document Number: 2015-015_SRB granting Tentative Parcel Map (C0-13-0092) and Development Plan/Coastal Development Permit (SUB2013-00038) to PHILLIP PORTWOOD FAMILY TRUST based on the Findings in Exhibit A and Exhibit C and

subject to the Conditions in Exhibit B and Exhibit D; with modifications to Exhibit B, Revising Condition 2 to read "At the time of application for construction permits plans submitted shall show all development consistent with the revised site plan, floor plan, architectural elevations and landscape plan to show:" and adding New Condition 2a. to read "Include additional planters on the roof deck on the western side to provide for setback from the adjacent property." and New Condition 2 b. to read "With construction permit submittal of a tentative mural design and/or surface treatments to the western wall for review and approval by the Planning Department. The design of the mural and or surface treatments shall be approved prior to final inspection." also, modification to Exhibit D adding the Standard Conditions of Approval for Subdivisions using Community Water and Community Sewer, New Conditions 1 through 21" adopted.

Motion by: Leslie Terry

Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

6. Hearing to consider a request by **JAMES & LINDA DAVIS** for a Lot Line Adjustment (COAL15-0035) to adjust the lot lines between three (3) parcels of 6,367 square feet, 4,824 square feet, and 9,931 square feet each, resulting in three (3) parcels of 7,706 square feet, 5,998 square feet, and 7,418 square feet, respectively. The adjustment will also result in the realignment of an existing Cayucos Sanitary District's sewer easement at the rear of the three properties. The adjustment will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category at 2632 and 2640 Richard Avenue. The third parcel is located on the east side of Santa Barbara Avenue, approximately 150 feet east of Orville Avenue. The project site is in the community of Cayucos within the Estero Planning Area.

County File Number: SUB2014-00053

Supervisorial District: 2

Project Manager: Megan Martin

APN(s): 064-203-041, 064-203-050, 064-203-070

Date Accepted: August 24, 2015

Recommendation: Approval

Megan Martin, Project Manager: introduces Jacqueline Protsman, an Environment Inter, as the Project Manager.

Jacqueline Protsman, Project Manager: presents staff report via power point.

Glenn Marshall: question the intent of the lot line adjustment.

Doctor George Gowgani: states his property is affected by the Lot Line Adjustment and discusses reason for Lot Line Adjustment.

The Subdivision Review Board notes the General Rule Exemption (ED15-043) was issued on August 24, 2015 and approves Document Number: 2015-016_SRB granting Lot Line Adjustment (SUB2014-00053/COAL15-0035) to **JAMES & LINDA DAVIS** based on the Findings A through C in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. adopted.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
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Carroll, Ellen	x			
Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

7. Hearing to consider a request by **KENDALL ROAD LLC** for 1) a Tentative Parcel Map (CO15-0053) to subdivide one 2.29 acre parcel into two parcels of 0.96 acre and 1.32 acres; and 2) a Minor Use Permit to develop a commercial building with 2,000 square feet of office and 12,830 square feet of warehouse. The project will result in the disturbance of the entire 2.29 acre site. The proposed project is located at 1140 Kendall Road, south of the City of San Luis Obispo. The site is in the San Luis Obispo Sub-Area of the San Luis Obispo Planning area. Also to be considered is the approval of the environmental document. The project was found to be consistent with the Mitigated Negative Declaration that was previously adopted on August 14, 2003 for Tract 2368.

County File Number: SUB2015-00002 & DRC2014-00124 Assessor Parcel Number: 076-512-010

Supervisory District: 3

Date Accepted: September 10, 2015

Project Manager: Brian Pedrotti

Recommendation: Approval

Brian Pedrotti, Project Manager: presents staff report via power point.

The Subdivision Review Board notes consistent with the Mitigated Negative Declaration that was previously adopted on August 14, 2013 for Tract 2368 and approves Document Number: 2015-017_SRB granting Tentative Parcel Map (SUB2015-00002/CO15-0053) and Minor Use Permit (DRC2014-00124) to KENDALL ROAD LLC. based on the Findings in Exhibit A and Exhibit C and subject to the Conditions in Exhibit B and Exhibit D. adopted.

Motion by: Leslie Terry

Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

8. Hearing to consider a request by **CANDACE & PHIL GULDEMAN** for a Vesting Tentative Parcel Map (CO12-0002) to subdivide an existing 5.25 acre parcel into three parcels ranging in size from 1.22 to 2.64 acres for the purpose of sale and/or development. The proposal involves a modification to the design standards of Section 21.03.010 of the Real Property Division Ordinance for proposed Parcel 3 regarding the average depth to width ratio of a parcel and pertaining to undergrounding of utilities. The project includes off-site road improvements to Mesa View Drive (Highway 1). The project will result in the disturbance of approximately 1,500 square feet of the 5.25 acre parcel. The proposed project is within the Residential Suburban land use category. The project is located at 524 Mesa View Drive, approximately 460 feet northeast of Halcyon Road, approximately two miles south of the community of Oceano on the Nipomo Mesa. The project is in the South County Inland subarea of the South County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 24, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Noise, Public Services and Utilities, Recreation,

Transportation and Circulation and Water, and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File Number: SUB2011-00028

Supervisory District: 4

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 075-191-029

Date Accepted: October 1, 2014

Recommendation: Continue to 12/7/2015

Stephanie Fuhs, Project Manager: requests continuance to December 7, 2015.

The Subdivision Review Board continues the request by CANDACE & PHIL GULDEMAN for a Vesting Tentative Parcel Map (CO12-0002) to December 7, 2015.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

9. Hearing to consider a request by **COLLEEN ROSENTHAL** for a Tentative Parcel Map (CO15-0033) to subdivide an existing 4.45 acre parcel into two parcels of 2.45 and 2.0 acres for the purpose of sale and/or development. The proposal also includes abandonment of a portion of Tejon Court and Sombra Lane rights-of-way shown on Tract 681. The project will result in the disturbance of up to two acres of the overall 4.45 acre parcel. The proposed project is within the Residential Suburban land use category, and is located at 3737 Sequoia Drive, east of Orcutt Road, adjacent to the southeastern limit of the City of San Luis Obispo. The site is in the San Luis Obispo sub area of the San Luis Obispo planning area. Also to be considered is the approval of the environmental document. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 17, 2015 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Circulation, Water and Land Use and are included as conditions of approval.

County File Number: SUB2014-00054

Supervisory District: 3

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-532-037

Date Accepted: July 14, 2015

Recommendation: Approval

Stephanie Fuhs, Project Manager: presents staff report via power point.

The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2015-018_SRB granting Tentative Parcel Map (SUB2014-00054/CO15-0033) to COLLEEN ROSENTHAL based on the Findings A through M in Exhibit A and subject to the Conditions 1 through 23 in Exhibit B. adopted.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Arlin-Genet, Aeron				
Terry, Leslie	x			

PLANNING STAFF UPDATES

10. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: December 7, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the December 7, 2015 Subdivision Review Board meeting.